

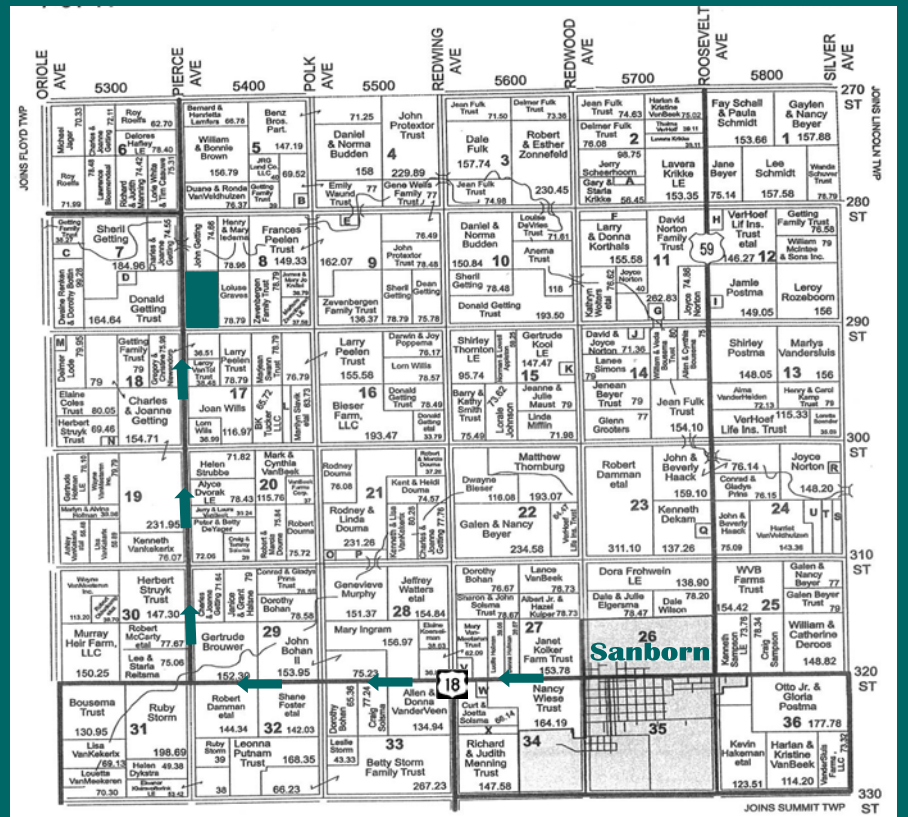
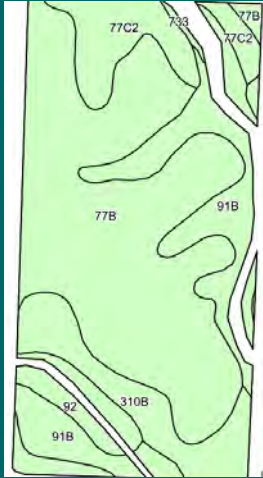
80.32 ACRES Located in Franklin Township, O'Brien County, Iowa

AUCTION

Wednesday, January 31, 2018

SALE TIME @ 10:30 AM

Location: From Sanborn, IA go 3 miles West on Hwy 18 and 3 miles North on Pierce Ave AKA Blacktop L40. Auction signs will be posted.



Auction to be held at the Sanborn Community Building!

General Description: Selling will be a nice 80.32 acre farm located adjacent to a paved county road. This farm is level to gently sloped with 2 grassed draws. Soil types on the farm consist of the Sac, Primghar, Galva, Marcus, and Calco series. The average CSR-1 on the tillable acres is 68.7 and the average CSR-2 is 94.2. According to the FSA office the farm has 72.45 tillable acres with the balance in grassed draws, road and ditch.

Well Easement: There is a well on this property with an easement given to the adjoining east 80 acres.

Brief Legal Description: The W 1/2 of the SW 1/4, Section 8-97-41, O'Brien County, Iowa. Property contains 80.32 acres.

Farm Corn Base/Corn Yield: The corn PLC yield is 164 bushels, the soybean PLC yield is 50 bushels and the oats PLC yield is 71 bushels. The corn base is 50.82 acres, the soybean base is 17.3 acres and the oats base is 1.95 acres.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2019, as well as all prior taxes. The estimated net real estate taxes are \$2,148 per year.

Method of Sale: The farm will be sold as an 80.32 acre unit. Bid price per acre times 80.32 acres.

Terms: 10% down on the day of the auction. The balance will be due on February 28, 2018. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids. Farm will be flagged at the sellers expense to determine boundaries.

Possession: February 28, 2018 (Subject to current lease which will expire February 28, 2018).

Auctioneer's Note: We are pleased to offer this attractive farm on behalf of the Graves family! Here's a great opportunity to purchase a nice farm in Northwest O'Brien County. The farm is well located adjacent to a paved county road with several nearby grain marketing opportunities. It has been operated by the Graves family for 2 generations and well taken care of by them. Check out our website at www.vw72.com for an aerial video and additional information. Remember the farm sells from the Sanborn Community Center located right on Main Street in Sanborn. If you have any questions, give us a call and we thank you for your interest. Rich, Todd, Levi, and Brent

Note: This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

VIEW OUR WEBSITE FOR THIS AUCTION AT WWW.VW72.COM

LOUISE A GRAVES FAMILY

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